

**PLANNING COMMISSION SITE PLAN
CONDITIONAL USE PERMIT REVIEW SHEET**

CASE NUMBER: SPC-2015-0452C **PLANNING COMMISSION DATE:** 02/23/2016

PROJECT NAME: STOR IH-35

PROPOSED USE: Convenience Storage

ADDRESS OF APPLICATION: 5656 N IH 35 Service Rd SB

AREA: 1.92 acres

COUCIL DISTRICT: 4

APPLICANT Scott Foster, PE
360 Professional Services
PO Box 3639
Cedar Park, Texas 78630
512-354-4682

AGENT: Clint Wynn
Hixon Properties, Incorporated
505 E Commerce, Ste 330
San Antonio, Texas 78205
210-451-5177

CASE MANAGER: Christine Barton-Holmes, CNU-a, LEED AP Telephone: 974-2788
christine.barton-holmes@austintexas.gov

PROPOSED DEVELOPMENT: The applicant requests approval of a Conditional Use Permit in order to demolish the existing hotel and construct two convenience storage buildings.

SUMMARY STAFF RECOMMENDATION: The requested use is conditional under the North Loop Neighborhood Plan, Ordinance 020523-31, and is permitted with the approval of a Conditional Use Permit by the Planning Commission. (LDC 25-5-142) Staff recommends approval of the conditional use permit, subject to the conditions below. The site plan will comply with all requirements of the Land Development Code prior to its release.

1. Locating dumpsters a minimum of 200 feet from the residential property;
2. Ensuring the project does not have 24 hour access and is closed between the hours of 11pm and 5am, at a minimum;
3. Providing fencing along the southern property line adjacent to the residences at a minimum of 8 feet in height constructed and landscaped to prevent climbing; and
4. Maintaining the right-of-way along the northern side of 56 ½ street adjacent to the property.

PREVIOUS PLANNING COMMISSION ACTION:

AREA STUDY: North Loop **WATERSHED:** Tannehill Branch

APPLICABLE WATERSHED ORDINANCE: Current/ Comprehensive watershed ordinance

CAPITOL VIEW: Not in View Corridor

T.I.A.: Not Required

PROJECT INFORMATION:

ZONING: CS-CO-NP

MAX. BLDG. COVERAGE: 95%

MAX. IMPERV. CVRG.: 95%

MAX HEIGHT: 60'

REQUIRED PARKING: 28

EXIST. USE: Hotel (vacant)

LIMITS OF CONSTRUCTION: 1.92 acres

PROPOSED BLDG. CVRG: 47.7%

PROPOSED IMP. CVRG: 79.7

PROPOSED HEIGHT: 49'

PROVIDED PARKING: 28

PROPOSED USE: Convenience storage

SUMMARY COMMENTS ON SITE PLAN:

Land Use: The applicant is requesting a Conditional Use Permit to demolish an existing, vacant hotel and construct two convenience storage buildings. Building One will be 22,850 square feet and four stories tall, and Building Two, adjacent to single-family residential, will be 17,075 square feet and three stories tall. Compatibility requirements will be met and screening will be provided with landscaping and fencing. Parking will be provided onsite. The site plan will comply with all requirements of the Land Development Code prior to its release. Staff recommends approval of the conditional use permit

Environmental: The site is in the Tannehill Branch watershed, which is within the Desired Development Zone. No known Critical Environmental Features are located within the limits of construction.

Transportation: Access is available from the southbound service road of IH 35.

SURROUNDING CONDITIONS: Zoning/ Land use

North: CS-CO-NP (commercial retail/restaurants)

East: IH-35, then CS-NP (commercial retail)

South: SF-3-NP and CS-CO-NP (single-family residential and restaurant)

West: LO-CO-NP, then CS-CO-NP (convenience storage and commercial retail)

Street	R.O.W.	Surfacing	Classification
IH 35 Sv Rd SB	250'	240'	Interstate

NEIGHBORHOOD ORGANIZATIONS:

- Austin Heritage Tree Foundation
- Austin Independent School District
- Austin Neighborhoods Council
- Bike Austin
- Central Austin Community Development
- Del Valle Community Coalition
- Friends of Austin Neighborhoods
- Friends of the Emma Barrientos MACC
- North Austin Neighborhood Alliance
- North Loop Neighborhood Planning Team
- Preservation Austin
- Responsible Growth for Windsor Park
- Ridgetop Neighborhood Association
- SEL Texas
- Sierra Club, Austin Regional Group
- Sustainable Neighborhoods

Windsor Park Neighborhood Association
Windsor Park Neighborhood Plan Contact Team

CONDITIONAL USE PERMIT REVIEW AND EVALUATION CRITERIA

The following evaluation is included to provide staff position on each point of the conditional use permit criteria. Section 25-5-145 of the Land Development Code states: “The Commission shall determine whether the proposed development or use of a conditional use site plan complies with the requirements of this section.

A conditional use site plan must:

- 1. **Comply with the requirements of this title;** Staff response: This application complies with the requirements of this title.
- 2. **Comply with the objectives and purposes of the zoning district;** Staff response: This application complies with the objectives and purposes of the zoning districts and overlays.
- 3. **Have building height, bulk, scale, setback, open space, landscaping, drainage, access, traffic circulation, and use that are compatible with the use of an abutting site;** Staff response: This application is compatible with the abutting sites in all of these cases.
- 4. **Provide adequate and convenient off-street parking and loading facilities;** Staff response: Adequate parking and loading facilities have been provided.
- 5. **Reasonably protect persons and property from erosion, flood, fire, noises, glare, and similar adverse effects;** Staff response: The proposed project does not contribute to any of these adverse effects.
- 6. **For conditional use located within the East Austin Overlay district, comply with the goals and objectives of a neighborhood plan adopted by the City Council for the area in which the use is proposed.** Staff response: The proposed project is not in the East Austin Overlay district.

A Conditional Use Site Plan May Not:

- 1. **More adversely affect an adjoining site than would a permitted use;** Staff response: The site plan will conform with all regulations and standards established by the Land Development Code. This proposed site plan does not more adversely affect an adjoining site than would a permitted use.
- 2. **Adversely affect the safety or convenience of vehicular or pedestrian circulation, including reasonably anticipated traffic and uses in the area;** Staff response: Access is limited into the site, and surrounding vehicular circulation in the area of the project is not anticipated to have any detriment to safety or convenience.
- 3. **Adversely affects an adjacent property or traffic control through the location, lighting, or type of signs;** Staff response: No signage or lighting is proposed that would affect adjacent properties or traffic control.

HPI NORTH LOOP, L.L.C
315 EAST COMMERCE STREET, SUITE 300
SAN ANTONIO, TEXAS 78205
(210) 225-3053
FAX (210) 225-5910

September 3, 2015

Ms. Lisa D'Augustine
President
Ridgetop Neighborhood Association

Re: Proposed Self-Storage Development - 5700 IH-35.

Dear Ms. D'Augustine,

Thank you for taking the time to meet with us on September 1, 2015 regarding the proposed self-storage project (the "Project") located at 5700 IH-53 in Austin, Texas (the "Property"). Based on the discussions from the meeting, we are pleased to offer the following commitments to Ridgetop Neighborhood Association regarding the Project:

1. Dumpster – The Project's dumpster facility will not be located within 200 feet of the existing residential properties.
2. Hours of Operation – The Project will not be in operation 24 hours a day. The exact hours of operation are yet to be determined. However, at a minimum, the storage facility will be closed between the hours of 11pm and 5am.
3. Fencing – Upon development of the Project, we will construct a fence along the southern property line adjacent to residential structures. Such fence will be constructed in accordance with Section 25-2-899 of the City Code and will be 8 feet in height, the highest height allowable under City Code. In addition, the fence will be a solid fence constructed and landscaped in a manner that attempts to prevent climbing. The materials for the fence are yet to be determined, however, such fence will not be a standard wooden privacy fence.
4. Right-of-Way – Upon development of the Project, we will maintain the landscaping on the northern side of the 56 ½ Street Right-of-Way adjacent to the Property.

We look forward to working with Ridgetop Neighborhood Association to ensure the Project becomes an attractive and well planned addition to your community.

Please feel free to contact us if you have any questions. .

Sincerely,



Clint Wynn
Vice President

North Loop Contact Team Support for Conditional Overlay Modification

For property located at 5700 I.H. 35

October 11, 2015

The North Loop Planning Team is pleased to recommend making a modification in the conditional overlay for the property located at 5700 Interstate Highway 35. For some time, the property in question has been an abandoned and much blighted motel, and we are pleased to support re-development of that property for the purpose of public storage (which necessitates the change in the conditional overlay).

While the North Loop Planning Team would not necessarily support all proposals for public storage developments in our vicinity, we were very impressed by the applicant's willingness to reach out to nearby neighbors who could be affected by this development to discuss concerns and possible modifications to the development plan. They also worked with, and received support from Ridgetop Neighborhood Association to ensure that nearby communities would not be unduly adversely affected by this development.

They have presented a surprisingly innovative and thoughtful plan for their public storage development, one that is consistent with the character of the community and with the vision of the neighborhood plan (low environmental impact, community friendly, etc.). Consequently, the North Loop Planning Team was able to vote unanimously at our September 23rd meeting to support a change in the conditional overlay for this property.

Sincerely,

Sebastian Wren
Chair – North Loop Planning Team

9/8/2015

Letter of Support for Project: Hixon Properties Self Storage Project, 5700 IH-35 Access Rd (site of the closed Capital Inn Motel)

The Ridgetop Neighborhood Association has reviewed the above project with interested Ridgetop residents and with the developer and have come mutual agreement on key items concerning safety, hours of operation, fencing, maintenance of landscaping and dumpster location. Attached is a commitment letter from Clint Wynn, VP of Hixon Properties, dated 9/3/15 with their commitment details.

The Ridgetop Neighborhood Association and participating residents, find no objections to their proposed project on this site, with their agreement to the negotiated features noted in their commitment letter.

For details on notifications and meetings, please see the items below. Please do not hesitate to contact me with any questions.

Sincerely,
Lisa D'Augustine
President,
Ridgetop Neighborhood Association

CC: Ridgetop Neighborhood Association
RNA Officers
North Loop Contact Team
Amanda Swor – Drenner Group (on behalf of Hixon Properties)

8/27/15 – receipt of initial documents and posting of documents electronically, announcement of 9/1/15 open RNA meeting with developer:

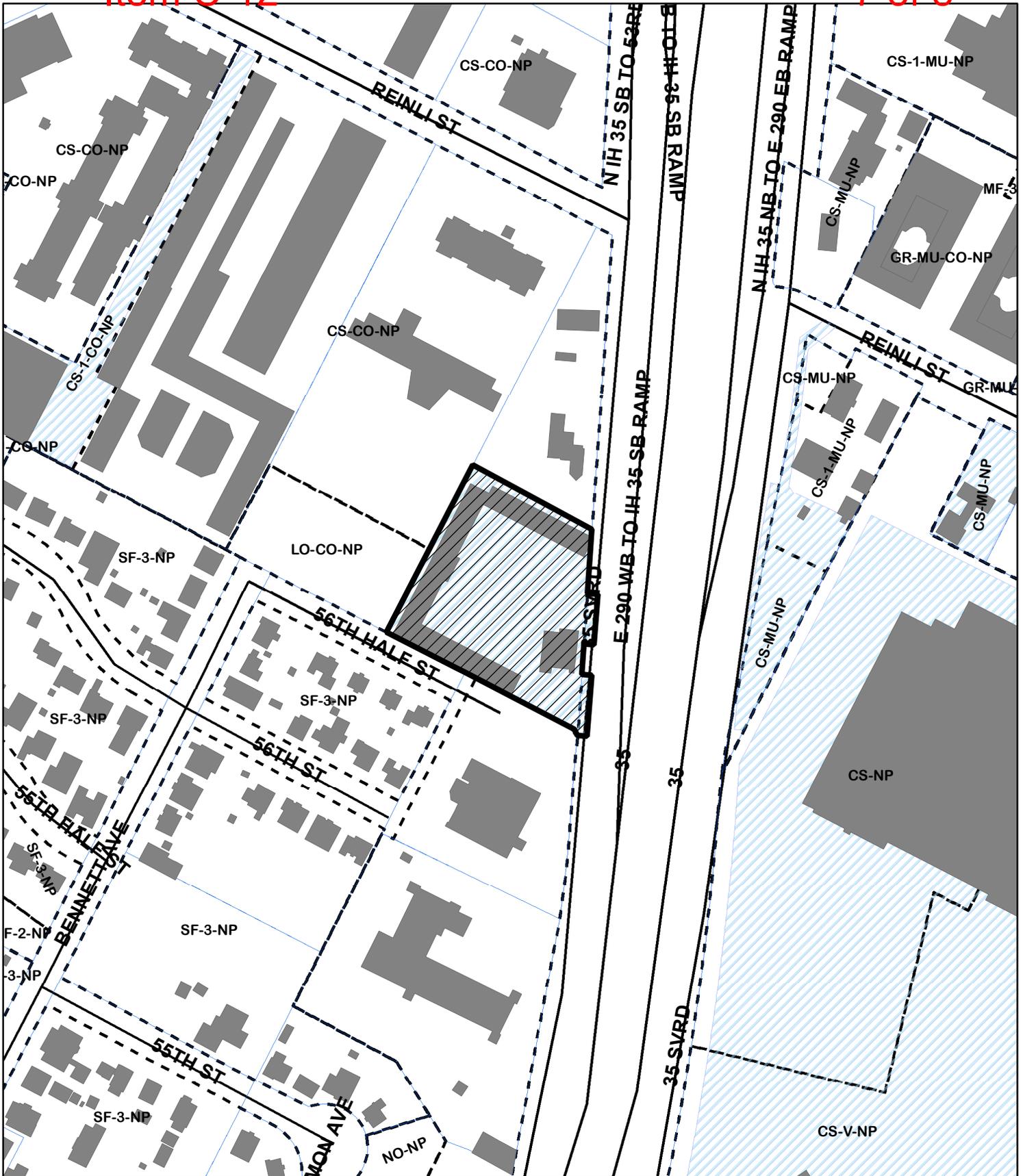
- RNA Yahoo,
- Nextdoor – Ridgetop
- Ridgetop Neighborhood Association site <http://ridgetopaustin.org/>

8/30/15 – hand leafleting of houses on 56th 1/2st and 56th street about project.

9/1/15 – 6:30pm, open RNA meeting with neighbors and developer. In attendance: 6 Ridgetop residents, 2 RNA officers, representatives of the Drenner Group, Hixon Properties and the agent for the Capital Inn property. Ideas were exchanged and requests made regarding lighting, hours of operation, maintenance of brush/grass in COA easement and around the fence bordering the neighbors on 56th 1/2st, the design of the proposed fence, the location of the dumpster, proposed operating hours and a review of the general site, drainage, security concerns and some drawings about design and materials. In addition, all egress would take place on the I35 access road.

9/4/15 – distribution of the Hixon Letter of Commitment to the attendees of the meeting, and RNA officers.

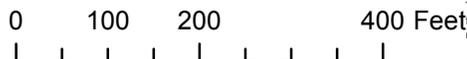
9/8/15 – RNA letter of project support (this document) drafted and forwarded for posting on Yahoo, Nextdoor and the Ridgetop Neighborhood Association site. Copies to Drenner Group staff.



SITE PLAN



-  SUBJECT TRACT
-  ZONING BOUNDARY



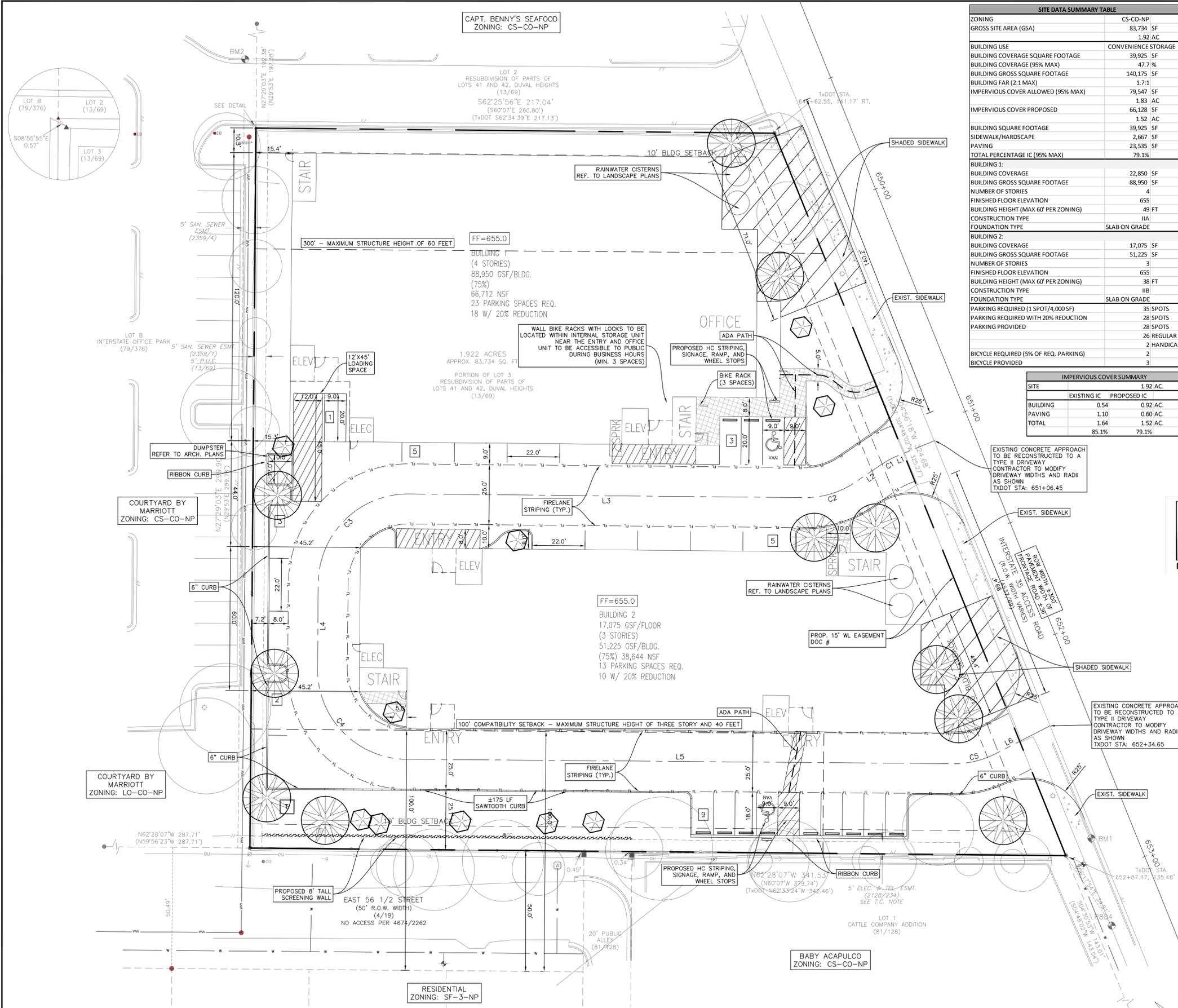
CASE#: SPC-2015-0452C
 ADDRESS: 5656 N IH 35 SB Sv Rd
 CASE NAME: STOR IH 35
 MANAGER: Christine Barton-Holmes



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

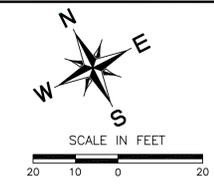
This product has been produced by the Planning and Development Review Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

OPERATOR: Christine Barton-Holmes



SITE DATA SUMMARY TABLE

ZONING	CS-CO-NP
GROSS SITE AREA (GSA)	83,734 SF 1.92 AC
BUILDING USE	CONVENIENCE STORAGE
BUILDING COVERAGE SQUARE FOOTAGE	39,925 SF
BUILDING COVERAGE (95% MAX)	47.7 %
BUILDING GROSS SQUARE FOOTAGE	140,175 SF
BUILDING FAR (2-1 MAX)	1.7:1
IMPERVIOUS COVER ALLOWED (95% MAX)	79,547 SF 1.83 AC
IMPERVIOUS COVER PROPOSED	66,128 SF 1.52 AC
BUILDING SQUARE FOOTAGE	39,925 SF
SIDEWALK/HARDSCAPE	2,667 SF
PAVING	23,535 SF
TOTAL PERCENTAGE IC (95% MAX)	79.1%



LEGEND

- PROPERTY BOUNDARY
- PROPOSED CONCRETE PAVING
- PROPOSED CONCRETE SIDEWALK
- ADA PATH
- PROPOSED TREES
- EXIST. CONCRETE SIDEWALK

BUILDING 1:

BUILDING COVERAGE	22,850 SF
BUILDING GROSS SQUARE FOOTAGE	88,950 SF
NUMBER OF STORIES	4
FINISHED FLOOR ELEVATION	655
BUILDING HEIGHT (MAX 60' PER ZONING)	49 FT
CONSTRUCTION TYPE	IIA
FOUNDATION TYPE	SLAB ON GRADE
PARKING REQUIRED (1 SPOT/4,000 SF)	35 SPOTS
PARKING REQUIRED WITH 20% REDUCTION	28 SPOTS
PARKING PROVIDED	26 REGULAR 2 HANDICAP
BICYCLE REQUIRED (5% OF REQ. PARKING)	2
BICYCLE PROVIDED	3

BUILDING 2:

BUILDING COVERAGE	17,075 SF
BUILDING GROSS SQUARE FOOTAGE	51,225 SF
NUMBER OF STORIES	3
FINISHED FLOOR ELEVATION	655
BUILDING HEIGHT (MAX 60' PER ZONING)	38 FT
CONSTRUCTION TYPE	IIIB
FOUNDATION TYPE	SLAB ON GRADE
PARKING REQUIRED (1 SPOT/4,000 SF)	35 SPOTS
PARKING REQUIRED WITH 20% REDUCTION	28 SPOTS
PARKING PROVIDED	26 REGULAR 2 HANDICAP
BICYCLE REQUIRED (5% OF REQ. PARKING)	2
BICYCLE PROVIDED	3

IMPERVIOUS COVER SUMMARY

SITE	EXISTING IC	PROPOSED IC	1.92 AC
BUILDING	0.54	0.92	AC
PAVING	1.10	0.60	AC
TOTAL	1.64	1.52	AC
	85.1%	79.1%	

- GENERAL NOTES:**
- THIS PROJECT IS LOCATED IN THE FULL PURPOSE CITY LIMITS OF AUSTIN.
 - THERE ARE NO NATURAL SLOPES GREATER THAN 15%.
 - ALL PARKING SPACES SHALL HAVE MINIMUM 7'-0" VERTICAL CLEARANCE.
 - WARNING SIGNS ARE REQUIRED TO BE PLACED UNDER THE OVERHEAD ELECTRIC LINES TO MAKE ALL PERSONNEL AWARE OF THE ELECTRIC HAZARD.
 - CONTRACTOR TO FIELD VERIFY LOCATION AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
 - ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
 - ALL FIRE DEPARTMENT ACCESS DRIVES/ROADS TO HAVE A MINIMUM 14'-0" VERTICAL CLEARANCE.
 - ESTABLISH FIRE ZONES AS SHOWN ON SITE BY PAINTING CURB RED. STENCIL THE WORDS, "FIRE ZONE/TOW-AWAY ZONE", IN WHITE LETTERS AT LEAST 3 INCHES HIGH AT 35-FOOT INTERVALS ALONG THE CURB. ALSO SIGNS SHALL BE POSTED AT BOTH ENDS OF A FIRE ZONE. ALTERNATE MARKING OF THE FIRE LANES ARE CLEARLY IDENTIFIED AT BOTH ENDS AND AT INTERVALS NOT TO EXCEED 35 FEET. SEC. 901.4-2.
 - CONTRACTOR TO HAVE STAKING VERIFIED BY OWNER PRIOR TO START OF CONSTRUCTION.
 - ALL EXTERIOR LIGHTING WILL BE FULL CUT-OFF AND FULLY SHIELDED IN COMPLIANCE WITH SUBCHAPTER E 2.5 (SEE FIGURE BELOW) AND WILL BE REVIEWED DURING BUILDING PLAN REVIEW. ANY CHANGE OR SUBSTITUTION OF LAMP/LIGHT FIXTURES.
 - SCREENING FOR SOLID WASTE COLLECTION AND LOADING AREAS SHALL BE THE SAME AS, OR OF EQUAL QUALITY TO, PRINCIPAL BUILDING MATERIALS.
 - EXTERIOR LIGHTING ABOVE THE SECOND FLOOR IS PROHIBITED IN THE GO, LR, GR, CS, OR CS-1 ZONING DISTRICTS, WHEN ADJACENT TO AN SF-5 OR MORE RESTRICTIVE ZONING DISTRICT (SECTION 25-2-585)
 - THIS PROJECT COMPLIES WITH THE FOLLOWING BICYCLE/PEDESTRIAN IMPROVEMENTS (SUBCHAPTER E 2.3.2):
 - UNDERGROUND UTILITY LINES LOCATED WITHIN THE DRIVE AISLES
 - SECURE INDOOR BICYCLE STORAGE WITHIN A BUILDING

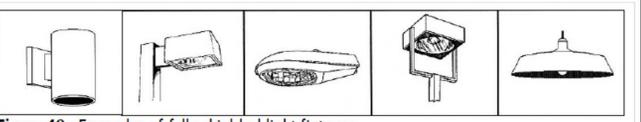


Figure 42: Examples of fully-shielded light fixtures

LINE TABLE

LINE	LENGTH	BEARING
L1	2.83	N85°10'33"W
L2	12.91	S82°53'58"W
L3	165.61	N62°28'07"W
L4	35.50	S27°31'53"W
L5	229.17	S62°32'06"E
L6	11.49	N89°58'35"E

CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA
C1	37.50'	7.80'	S88°51'42"W	7.79'	11°55'29"
C2	37.50'	22.67'	N79°47'05"W	22.32'	34°37'55"
C3	37.50'	58.90'	S72°31'53"W	53.03'	90°00'00"
C4	37.50'	58.95'	S17°30'06"E	53.06'	90°03'58"
C5	37.50'	17.99'	S76°16'45"E	17.82'	27°29'20"

DEVELOPMENT PERMIT NO. SPC-2015-0452C

I CERTIFY THAT THESE ENGINEERING DOCUMENTS ARE COMPLETE, ACCURATE AND ADEQUATE FOR THE INTENDED PURPOSES, INCLUDING CONSTRUCTION, BUT ARE NOT AUTHORIZED FOR CONSTRUCTION PRIOR TO FORMAL CITY APPROVAL.

NOTE:
RELEASE OF THIS APPLICATION DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER OF RECORD IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY, AND ADEQUACY OF HIS/HER SUBMITTAL, WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY

SITE PLAN APPROVAL SHEET 07 OF 24

FILE NUMBER SPC-2015-0452C APPLICATION DATE 10/07/15

APPROVED BY COMMISSION ON UNDER SECTION 112 OF CHAPTER 25-5 OF THE CITY OF AUSTIN CODE.

EXPIRATION DATE (25-581.LDC) CASE MANAGER BARTON-HOLMES

PROJECT EXPIRATION DATE (ORD #970905-A) DWPZ_DDZ

Director, Planning and Development Review Department

RELEASED FOR GENERAL COMPLIANCE: ZONING CS-CO-NP

Rev. 1 Correction 1

Rev. 2 Correction 2

Rev. 3 Correction 3

Final plan must be recorded by the Project Expiration Date, if applicable. Subsequent Site Plans which do not comply with the Code current at the time of filing, and all required Building Permits and/or a notice of construction (if a building permit is not required), must also be approved prior to the Project Expiration Date.

- COMPATIBILITY NOTES:**
- ALL EXTERIOR LIGHTING WILL BE HOODED OR SHIELDED FROM THE VIEW OF ADJACENT RESIDENTIAL PROPERTY. (SECTION 25-2-1064)
 - ALL DUMPSTERS AND ANY PERMANENTLY PLACED REFUSE RECEPTACLES WILL BE LOCATED AT A MINIMUM OF TWENTY (20) FEET FROM A PROPERTY ZONED SF-5 OR MORE RESTRICTIVE. (SECTION 25-2-1067)
 - THE USE OF HIGHLY REFLECTIVE SURFACES SUCH AS REFLECTIVE GLASS AND REFLECTIVE METAL ROOFS WHOSE PITCH IS MORE THAN A RUN OF SEVEN (7) TO A RISE OF TWELVE (12), WILL BE PROHIBITED. (SECTION 25-2-1067)
 - THE NOISE LEVEL OF MECHANICAL EQUIPMENT WILL NOT EXCEED 70 DBA AT THE PROPERTY LINE ADJACENT TO RESIDENTIAL USE (SECTION 25-2-1067).

- CITY OF AUSTIN SITE PLAN RELEASE NOTES:**
- ALL IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH THE RELEASED SITE PLAN. ANY ADDITIONAL IMPROVEMENTS WILL REQUIRE SITE PLAN AMENDMENT AND APPROVAL OF THE PLANNING AND DEVELOPMENT REVIEW DEPARTMENT.
 - APPROVAL OF THIS SITE PLAN DOES NOT INCLUDE BUILDING AND FIRE CODE APPROVAL NOR BUILDING PERMIT APPROVAL.
 - ALL SIGNS MUST COMPLY WITH REQUIREMENTS OF THE LAND DEVELOPMENT CODE (CHAPTER 25-10).
 - ADDITIONAL ELECTRIC EASEMENTS MAY BE REQUIRED AT A LATER DATE.
 - WATER AND WASTEWATER SERVICE WILL BE PROVIDED BY THE CITY OF AUSTIN [OR IDENTIFY THE SERVICE PROVIDER IF OTHER THAN THE CITY OF AUSTIN].
 - FOR DRIVEWAY CONSTRUCTION: THE OWNER IS RESPONSIBLE FOR ALL COSTS FOR RELOCATION OF, OR DAMAGE TO UTILITIES.
 - FOR CONSTRUCTION WITHIN THE RIGHT-OF-WAY, A ROW EXCAVATION PERMIT IS REQUIRED.

WARNING: CONTRACTOR IS TO VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION

App. Revisions

No. Date

TEXAS REGISTRATION #4932
P.O. BOX 3639
CEDAR PARK, TEXAS 78613
FAX (512) 900-7882

360 PROFESSIONAL SERVICES, INC.

SCOTT J. FOSTER
LICENSED PROFESSIONAL ENGINEER
84652
02/20/2016

STOR IH-35
5656 N INTERSTATE HIGHWAY 35
AUSTIN, TEXAS 78751

SITE AND DIMENSION CONTROL PLAN

Scale: AS SHOWN

Designed by: [Signature]

Drawn by: [Signature]

Checked by: [Signature]

Date: JANUARY 2016

Project No. SPC-2015-0452C

SHEET 07 OF 24

SPC-2015-0452C